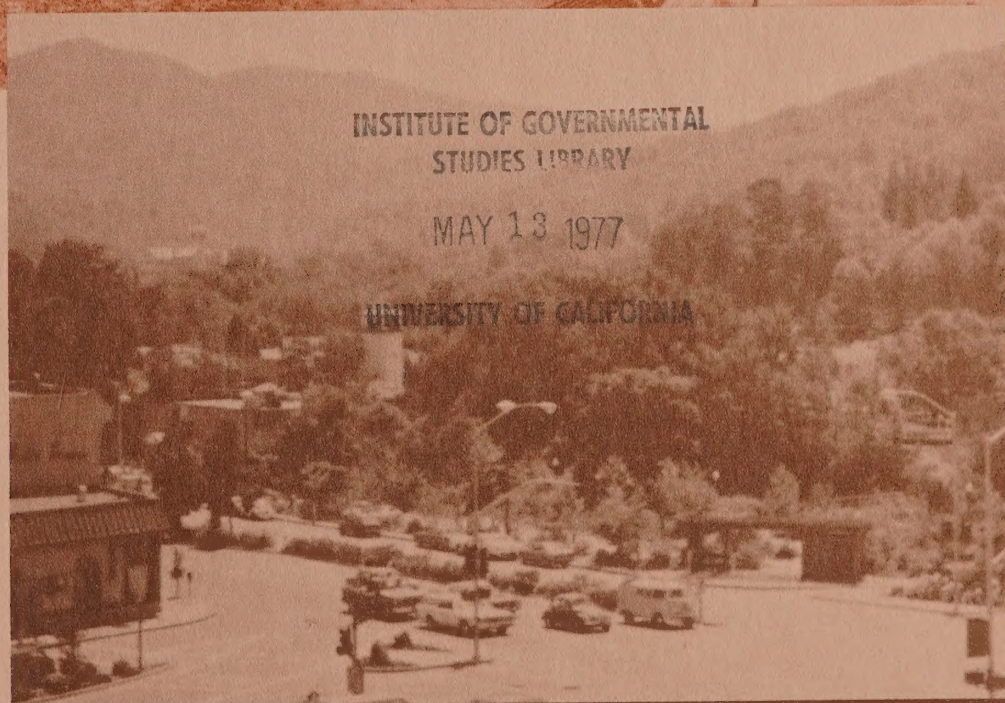


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General Plan 1976



San Anselmo

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City planning San Anselmo

TOWN OF SAN ANSELMO - RESOLUTION NO. 1626

RESOLUTION ADOPTING GENERAL PLAN FOR THE TOWN OF SAN ANSELMO

WHEREAS, the San Anselmo Town Council has held public hearings considering a General Plan and all necessary elements thereto in accordance with the applicable provisions of the Government Code of the State of California,

WHEREAS, said hearings and deliberations have now been completed,

THEREFORE, a General Plan for the Town of San Anselmo, a copy of which is attached hereto, is now approved and adopted.

* * * * *

I HEREBY CERTIFY the foregoing Resolution was duly and regularly adopted by the Town Council of the Town of San Anselmo, Marin County, California, at a regular meeting thereof, held on November 25, 1975, by the following vote:

AYES: Councilmen: Anderson, Capurro, Blinder, Toal, Colteaux
NOES: Councilmen: None

/s/ Caroline Foster, Town Clerk

.....

BOARD OF SUPERVISORS OF THE COUNTY OF MARIN - RESOLUTION NO. 76-151

A RESOLUTION OF THE MARIN COUNTY BOARD OF SUPERVISORS ADOPTING THE SAN ANSELMO GENERAL PLAN AND SLEEPY HOLLOW SUPPLEMENT.

WHEREAS: The San Anselmo Town Council adopted the San Anselmo General Plan on November 25, 1975.

WHEREAS: The Marin County Planning Commission by action on April 26, 1976 recommended to the Board of Supervisors that they adopt the San Anselmo General Plan and the Sleepy Hollow Supplement as a specific sub-area plan consistent with the Marin Countywide Plan, and

WHEREAS: The Board of Supervisors held a public hearing to consider the adoption of this plan in accordance with the applicable provisions of the Government Code of the State of California.

NOW, THEREFORE, BE IT RESOLVED: That the San Anselmo General Plan and the Sleepy Hollow Supplement is now approved and adopted as a specific sub-area plan consistent with the Marin Countywide Plan.

THE FOREGOING RESOLUTION PASSED AND ADOPTED by the Board of Supervisors of the County of Marin on the 24th day of May, 1976 by the following vote, to wit:

AYES: Supervisors: Arrigoni, Price, Baptiste, Roumiguere
NOES: Supervisors:
ABSENT: Supervisors: Giacomini

/s/ Bob Roumiguere
CHAIRMAN OF THE BOARD OF SUPERVISORS
COUNTY OF MARIN

Attest:
/s/ Peter Meyer, Clerk of the Board

TOWN OF SAN ANSELMO

RESOLUTION NO. 1654

RESOLUTION ADOPTING SLEEPY HOLLOW SUPPLEMENT TO THE SAN ANSELMO
GENERAL PLAN

WHEREAS, the San Anselmo Town Council adopted the San Anselmo General Plan on November 25, 1975; and

WHEREAS, The Board of Supervisors of the County of Marin on May 25, 1976 adopted the San Anselmo General Plan and the Sleepy Hollow Supplement as a specific sub-area plan consistent with the Marin Countywide Plan; and

WHEREAS, the San Anselmo Town Council has held a public hearing considering the Sleepy Hollow Supplement to San Anselmo's General Plan in accordance with the applicable provisions of the Government Code of the State of California.

THEREFORE, the Sleepy Hollow Supplement to the General Plan of the Town of San Anselmo, a copy of which is attached hereto, is now approved and adopted.

I HEREBY CERTIFY the foregoing Resolution was duly and regularly adopted by the Town Council of the Town of San Anselmo, Marin County, California, at a regular meeting thereof, held on June 8, 1976, by the following vote:

AYES:	Councilmen Reed, Colteaux, Signorelli, Toal, Capurro
NOES:	Councilmen None
ABSENT	Councilmen None

/s/ Caroline Foster
CAROLINE FOSTER, TOWN CLERK

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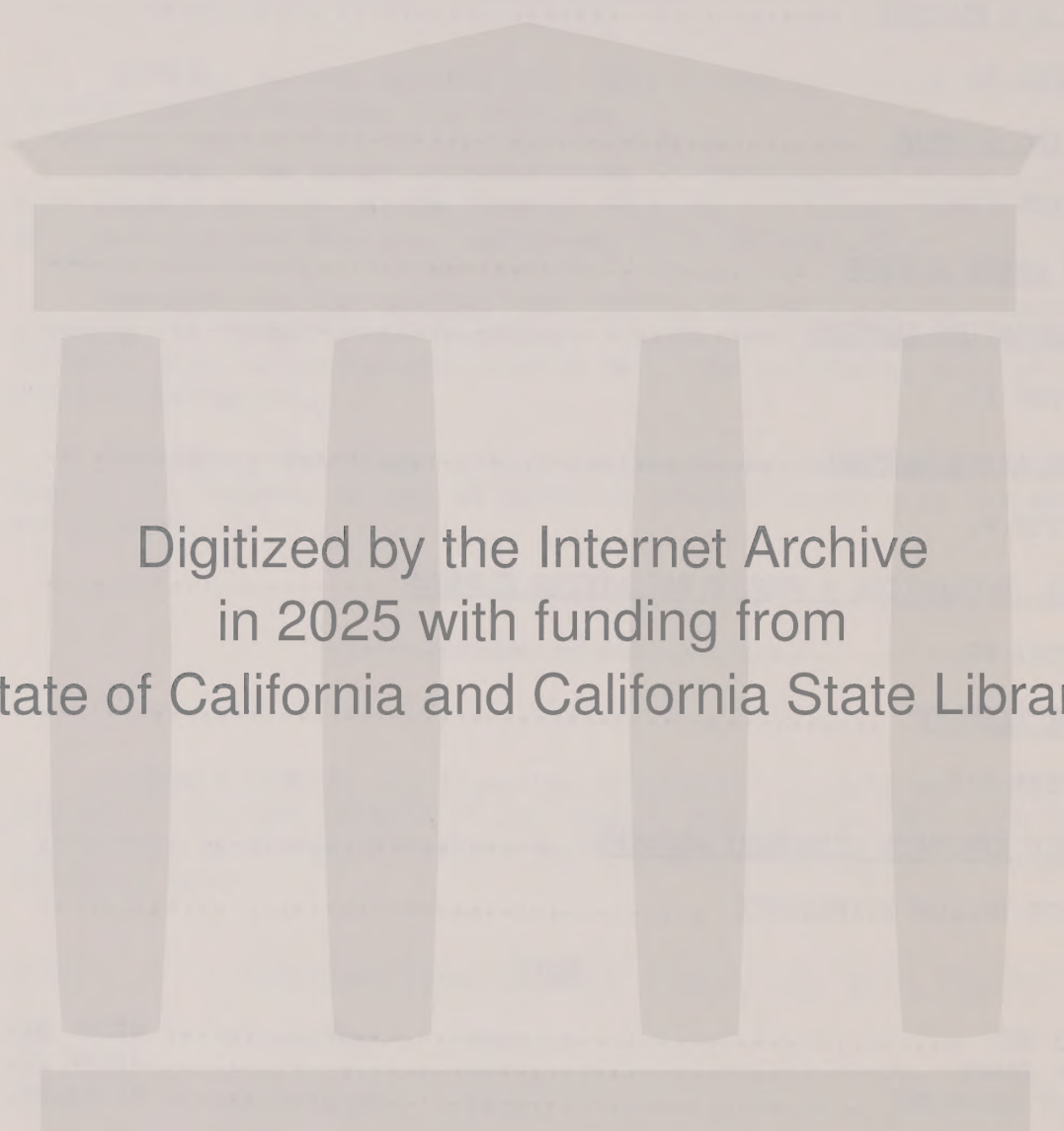
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INTRODUCTION

The General Plan is a State-mandated but citizen-developed document which is intended to provide a picture of how a community envisions its future shape and direction. This report is an integration of the work of the San Anselmo Planning Commission, several citizens committees, the Town Council, consultants and Town staff. The plan is based on each group's work in drawing up a set of goals and policies that defined the direction and character of the community. This plan seeks to retain the following benefits from this kind of approach:

- a. A policy-based plan is not limited to merely planning the physical aspects of the community but integrates them with the social, economic, and environmental goals of its residents.
- b. A policy-based plan is a workable tool for officials in that it does not foreclose their options far into the future by making specific designations of sites, sizes, and quantity of development for every part of town. Controls on development have become more flexible over the years (planned unit development, housing mixes, density bonuses, floating zones, and environmental impact reports that may treat similarly situated properties differently). A rigid and overly precise general plan will rapidly become unusable.
- c. In California, the legislature has required that a jurisdiction's zoning ordinance must be consistent with its general plan. The term "consistent" is defined as follows: "The various land uses authorized by the ordinance are compatible with the objectives, policies, and programs specified in such a (general) plan." This legislation does not consider the general plan to be a map. Zoning shall be referenced against objectives, policies, and programs, which must now be the parts of the plan to structure the zoning. In this case, a plan with clear policy statements provides the kind of reference point for decision making that does not require changing the general plan each time a zone change is required. However it does require that the official who wants to vote for some expedient explain how his vote squares with the adopted goals and objectives of the community.
- d. A plan based on policy directions rather than fulfilling predictions of inevitable growth is relevant to a new mood that wants more local control over the community's future. Gone forever are the days when it was acceptable for a commission merely to process development as it came in and hope that somehow public services would catch up or that the pieces would somehow fit together. This new mood requires that a community be permitted to regulate and order its growth to comport with the elements of its General Plan.

Moreover, the new age of scarcity in energy and resources makes it unwise to continue to permit wasteful, dispersed runaway growth and the abandonment of older areas. Issues of conservation, timing, and urban recycling go beyond the scope of the usual static final - saturation - state general plan. The emphasis has shifted to pacing growth and recycling older areas in conformity with the facilities of the community and its image of its future. It is no longer valid merely to count up how much growth there is and how much there might be. The public increasingly demands that the local government do a job of monitoring how well things are working and how many of the things that the residents value are being preserved. The concept of progress through development has receded and must now be harmonized with a new desire to preserve amenities of life in San Anselmo.

COMMUNITY CHARACTER

I. Goals

In 1973 a survey of San Anselmo residents found that of those surveyed, a majority of the community, a) considered the Town a good place to live, b) "like it as it is", and c) expressed concern about the further erosion of environmental quality.* The plan which follows is directed at the maintenance and improvement of this existing character and any development proposal which is out of scale, disruptive or not harmonious with these qualities will be inconsistent with this plan.

II. Community Character

San Anselmo is a mature, small residential town conveniently located for commuting to employment in San Francisco and other major job centers in Marin. Commuters to out of county jobs accounted for about 40%** of the employed residents contrasted with only about 20% of the residents holding jobs in the planning area. This means about another 40% of the labor force worked in other Marin locations. Over 70% were white-collar workers.

Because many of its residences were built before the advent of tract housing and low down payments, the neighborhoods of the planning area have escaped the look-alike dullness of many of the postwar suburbs. The architecture of the houses provides a pleasant and balanced mixture.

San Anselmo has diversity and balance among its people. It has about a 70-30 ratio between homeowners and renters, which indicates stability. In fact, 67% of the people questioned in the 1973 Citizens Housing Element Survey looked upon San Anselmo as a place to establish a permanent home. (In 1970 San Anselmo had the lowest median rent of any town in high cost Marin.***) There is a high proportion of elderly (26%*** and singles (12%*** living in the Town.

Meanwhile, household size and households with small children have been declining. San Anselmo has a higher proportion of elderly and poor than the countywide average, but on the whole, the market has been making it increasingly a home for the affluent. Median family income for San Anselmo rose \$4,948 between 1960 and 1970 to \$12,573*** and it has been climbing steeply since then. (See Tables I and II for some contrasts between 1960 and 1970). Since 1970 growth in the planning area has slowed from about 95 units per year to 24 in 1974.****

* Source: San Anselmo Community Concerns Questionnaire of the Citizens' Housing Committee.

** 1970 Census: See Technical Supplement to the San Anselmo General Plan for the data used in preparing this plan.

*** IBID

**** Building Inspection records of Town and County. It should be noted that the decline in units per year, was partially due to the Town-initiated Moratorium during 1972-1975.

Retaining the desired balance between age groups, life styles, and incomes is going to require a constant struggle against the forces of the market.

In the area of the natural environment, the planning area has so far retained much of its natural setting of open ridge tops* and green hillsides connecting with open space in almost all directions. If the open space and land use recommendations of the Plan are followed, the outlook is good for the preservation of San Anselmo's urban form as a small town nestled in a surrounding greenbelt of hills and ridges made accessible by a network of hiking and riding trails and bikeways.

TABLE I

1970 PER CAPITA INCOMES
(Source - U.S. Census 1970)

<u>Community</u>	<u>Annual Per Capita Income</u>
San Anselmo	\$ 4,500
Sleepy Hollow	\$ 5,264
Fairfax	\$ 4,200
Kent Woodlands	\$ 5,713

* The Oak Springs tract is the area's clearest example of disfigurement of a visually prominent ridge top. The scarring of Red Hill and the slides in nearby Oak Manor are the visible evidence of the consequences of developing unsuitable building sites and disregard of geologic hazards.

TABLE II
COMPARISON OF CHANGES IN POPULATION & HOUSING
CHARACTERISTICS 1960 TO 1970 IN
THE TOWN OF SAN ANSELMO

(Source 1960 & 1970 Federal Census)

	1960	1970	Change in %	
<u>Population</u>	<u>11,584</u>	<u>13,031</u>	<u>+ 1,447</u>	<u>+12.5%</u>
% 65 & Over	10.4%	26.1%	+15.7	+150.9
Households	3,834	4,803	+ 969	+ 25.2
Per household pop.	2.98	2.76	- .22	- 7.4
Group quarters	152	96	- 56	+ 36.8
Divorced	291	605	+ 314	+107.9
% w/children under 6	26.9%	25.4%	- 1.5	- 5.6
Non-worker ratio	1.41	1.29	- .12	- 8.5
Employed persons	4,623	4,951	+ 328	+ 7.1
White collar	62.8%	70.6%	+ 8.2%	+ 13.1
Commuting out of Co.	33.4%	39.8%(1969)	+ 6.4%	+ 19.2
Use public transit	11.6%	33.4%	+22.2%	+191.4
Unemployed (as % of work force)	3.0%	5.9%	+ 2.9%	+ 96.7
Median income (family)	\$7,625	\$12,573	+ \$4,948	+ 64.9
Owner occupancy	2,584	3,077	+ 493	+ 19.1
Renter occupancy	1,144	1,596	+ 452	+ 39.5
Median rent	\$103	\$140	+ 33	+ 32
Vacancy rate (rental units)	8.7%	1.8%	- 6.9%	- 79.3
Median house value	\$17,700	\$28,500	+\$10,800	+ 61
# below \$25,000	2,205	1,063	- 1,142	- 51.8
# below \$15,000	775	80	- 695	- 78.1
 Total # of units	 4,101	 5,000	 + 899	 + 21.9
Overcrowded (1.01 persons/rm)	136	162	+ 26	+ 19.1

LAND USE

I. Residential

A. Goals

1. Accomodate the housing needs of a socially and economically diverse population.
2. Maintain a high standard of aesthetic and functional quality in housing and associated community resources and services.
3. Protect characteristics of the present housing situation found to be important to residents.
4. Amend zoning to conform to other goals of the Plan.

B. Recommendations

1. The major recommendation in this element is to restrict development on the undeveloped hillside areas of the planning area where there is a probability of unstable slopes*, over 30% slope, or both, to an overall average density of one unit per 10 acres. Each new lot or unit proposed for this area should be tested for suitability by a team consisting of an engineering geologist and a soils engineer and only those lots deemed safe should be issued building permits. The holding capacity of the planning area under this type of regulation has been calculated in Table III.

The Town and County will need to maintain high standards of development and vigilance against use of unsuitable sites. There will continue to be economic pressures to develop unsuitable sites as the more buildable sites become increasingly scarce.

2. Existing single family residential areas should remain intact. The Plan depicts these areas as having a maximum density of 6 units per acre in the Town and 3 units per acre in Sleepy Hollow.
3. The present character and density of mixed residential areas (predominately single family) should be retained.
4. Multiple (3 or more units per lot or structure) areas are relatively limited in the Plan and the present allowable density for them should be cut back to a maximum of 20 units per acre. They should be in scale and harmony with the surrounding area, not overload public streets, utilities, or other facilities and should undergo design review.

In order to provide more flexibility in design it is recommended that combining small lots be encouraged in areas

* See Chapter on Open Space for discussion of the sources of the unstable slope designation.

designated for multiple development. Some areas suggested for multiple use such as the land at the end of San Francisco Blvd. should only be used as such for low and moderate income housing projects.

5. The narrow streets in the majority of San Anselmo's residential areas are part of the Town's special flavor. Turnouts and parking bays should be encouraged rather than street widenings or realignment, except when public safety dictates such measures.
6. In subdivided lots of record on ridge tops, where geologic and other public safety factors permit building, design review of the landscaping and structure and control of building site locations should be required to make certain that new structures do not change the natural ridge top form or vegetation in any detrimental way.

II. COMMERCIAL

A. Recommendations

1. Commercial development should be directed toward meeting the daily needs of the planning area residents.
2. San Anselmo's downtown should be regulated to strike a balance between establishments serving the local population, and food and specialty shops attracting visitors from beyond the planning area.
3. Improvements in buildings, parking, and access to the downtown should be in scale with a village center concept supported by appropriate design innovations, undergrounding of utilities, landscaping of streets, sidewalks and parking areas, abatement or replacement of visually incompatible signs; and integration of bikeways.
4. The downtown center should not provide more than a minimal amount of new business parking; non-auto access should be emphasized
5. Expansion of the Town's business areas should be by infilling rather than expansion, especially where further expansion would contribute more turning movements on congested streets like Sir Francis Drake Boulevard and Red Hill Avenue.
6. The Plan recognizes a limited number of small neighborhood commercial and administrative/professional areas - chiefly where they now exist along Center and Sir Francis Drake Blvds.- to serve residents closer to home than Red Hill or the downtown center.

III. RESIDENTIAL AND COMMERCIAL DEVELOPMENT REVIEW

Standard zoning ordinances alone cannot provide the necessary balancing

of residential and commercial development, environmental protection, construction of low and moderate income housing, and proper sequential provision of community facilities. A residential and commercial development review policy should be established in San Anselmo to insure that future development is consistent with environmental constraints, is within the ability of community services to provide for additional residents, provides for the preservation of the economic mix of San Anselmo's population, and permits fulfillment of other objectives of the San Anselmo General Plan.

TABLE III
HOLDING CAPACITY OF VACANT LANDS
(Based on Town staff measurements of
State Division of Mines & Geology survey maps)

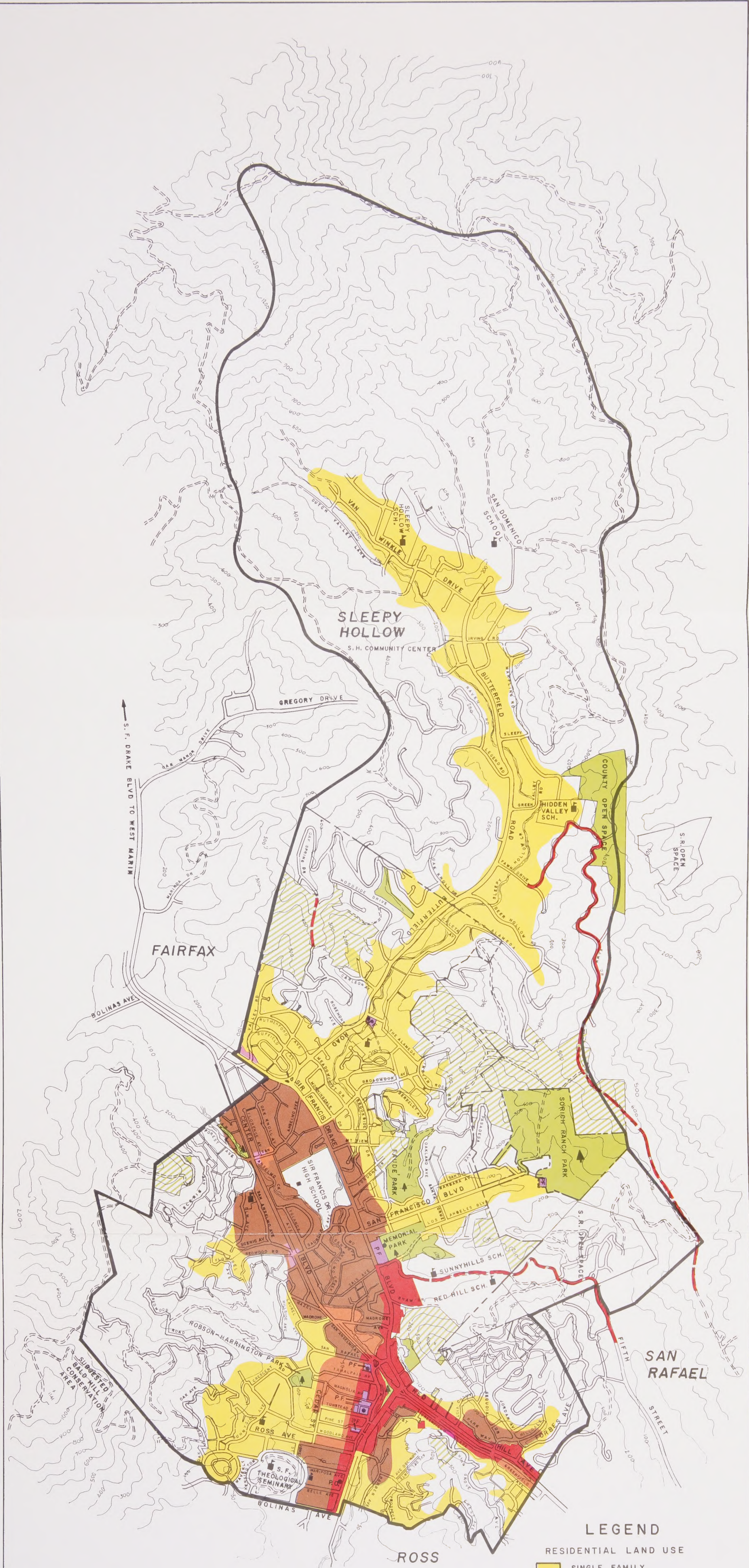
	<u>San Anselmo</u>		<u>Sleepy Hollow</u>	
	<u>Area Acres</u>	<u>Maximum Estimated Units</u>	<u>Area Acres</u>	<u>Maximum Estimated Units</u>
Stable area with slopes under 30%	25.9	120*	105	115**
Lots of record in stable area with slope under 30%		341***		80***
Total potential units on buildable land		461		195
Unstable slopes or over 30% slope	225	22****	1,234	123
Lots of record in unstable or over 30% slope areas		156***		68***
Total possible units		639		386

* Assumes 11,000 sq. ft. of lot per unit average.

** Assumes 1.1 units/acre average.

*** Assumes one unit per lot of record.

**** Assumes one unit per 10 acres.



Land Use General Plan

Town of **San Anselmo**
PLANNING AREA MAP
MARIN COUNTY CALIFORNIA



LEGEND

RESIDENTIAL LAND USE

- SINGLE FAMILY**
Sleepy Hollow 1-4 units per ac.
San Anselmo 4-6 units per ac.
- MIXED**
Predominantly Single Family
6-12 units per ac.
- MIXED**
Predominantly Multiple
12-20 units per ac.
- CONSERVATION ZONE**
1 unit per ac. or less

COMMERCIAL

- GENERAL COMMERCIAL**
- NEIGHBORHOOD/ADMIN.-PROFESS'L**
- PUBLIC FACILITIES**
- PUBLIC OPEN SPACE**
- PUBLIC ACQUISITION AREA**
- PROPOSED EMERGENCY CONN'T'R**
- EXISTING STREET**
- FIRE TRAIL OR NEW RIGHT OF WAY**

HOUSING ELEMENT - Chapter II

I. Goals

General and Social Goals

- A. Provide for a variety of types of housing appropriate to the existing character of the Town and consistent with the housing needs of San Anselmo's relationship to the larger Marin County community.
- B. Accommodate the housing needs of a socially and economically diverse population including those of senior citizens.
- C. Maintain a high standard of aesthetic and functional quality in housing and its associated community resources and services.
- D. Protect characteristics of the current housing situation found to be important to present residents.
- E. Discourage rapid and disruptive population growth.
- F. Advocate legislation to minimize the impact of property tax increases on homeowners and renters.
- G. Amend zoning to conform to other goals of the plan.
- H. Coordinate housing planning with other community planning.
- I. Provide for review and revision of the housing element, with citizen participation.

Goals Relating to Existing Housing

- A. Encourage renovation and use of existing housing in preference to clearance and redevelopment, with zoning appropriate to this use.
- B. Develop procedures for using existing housing as a source of housing available to people of low and moderate income.
- C. Develop procedures for using existing non-conforming units as a source of housing for people of low and moderate income.

Goals Relating to New Housing

- A. Evaluate and control impact of new housing on: the community, services, physical environment, and the other goals of the element.
- B. Provide procedures for making a proportionate share of new housing available to persons of low and moderate income.

II. Condition of Housing and Housing Problems.

San Anselmo is the second most densely populated (4,917 persons/sq.mile

in 1970) community in Marin County and its housing stock is characterized by pre WWII single family units. In 1960, the Census estimated that 11% of the Town's housing was classed as deteriorating. In 1971 an exterior survey of housing conditions by the Marin County Planning Department found 254 homes (13.6% of the units surveyed) in San Anselmo to be deteriorating. This does not take into account the extent to which residences in the City have inadequate wiring, foundations, etc. It would be reasonable to assume at least 500 dwelling units in San Anselmo are substandard when one considers the illegal second or multiple units built without benefit of building inspection.

The problems in housing deterioration are serious in two respects:

First, many of the substandard units are older structures situated on small lots. If these units are not brought up to code, they may eventually be torn down and replaced by multiple units (not necessary low income). This has already occurred in the downtown area through lot combining and rezoning. To maintain the present balance of housing types the city must encourage the renovation of older and substandard housing units.

Second, disadvantaged persons, unable to afford better housing, are those most adversely affected by substandard housing. These people lack the money with which to upgrade their dwelling unit and as a result may be forced to live with hazardous conditions on an ongoing basis. Our present property tax structure encourages the absentee owner to defer maintenance and improvements, because improved units receive higher tax assessments.

The economics of the market have conspired to make housing scarce for low and moderate income people in the planning area.

With residential development approaching its capacity in San Anselmo, the enormous demand for housing in Marin, high town, school, county, and special district taxes and the high cost of building have produced some profound effects in both the housing stock and the socio-economic make-up of the town. Housing prices and rents have escalated rapidly, much more rapidly than have either the cost of living or wages. Figures compiled by the Marin County Board of Realtors show that the average sales price of homes in San Anselmo has increased an astounding 43% in the four year period between 1969 and 1973 (from \$31,495 in 1969 to \$44,925 in 1973). This has led to a dramatic decrease in the availability of housing for low and moderate income persons. When compared with other areas of Marin, San Anselmo has a higher percentage of low income housing (per 1970 census statistics); but there is ample evidence to show that the traditional housing market is rapidly becoming incapable of meeting the housing needs of low (up to \$8,000) and moderate (up to \$14,000) income families in the community. Among those hit hardest by this problem are elderly persons on fixed incomes, young per-

sons, office workers, some government employees, and service trades people.

San Anselmo's population in 1970 included 990 families estimated to be eligible for housing assistance by Marin County Housing Authority standards, yet the only such program currently available in San Anselmo, the leased housing program operated by the Housing Authority, operated only 18 units in San Anselmo at its peak. (See Table IV).

The increasing number of non-traditional family households sometimes provides additional problems in the area of adequate health and safety standards of the community as a whole. While San Anselmo should not prohibit or isolate this community of citizens, methods should be found to prevent the development of nuisances, health and safety hazards or other detrimental effects on the residential nature of the community.

Housing Needs

Despite the fact that in 1970 Marin was the fifth most affluent county in the Nation, a significant number of lower-income persons continue to reside here. San Anselmo, more than any other incorporated community in the County, is the home of lower income households. San Anselmo had, in 1970, the lowest median rent of any community in the County, including the unincorporated areas. In addition, San Anselmo had the second lowest median value of owner-occupied housing. These figures are even more significant in light of the fact that 55% (889) of the rental households in San Anselmo pay more than 25% of their income for housing. This proportion is high enough to rank San Anselmo as having the 17th highest proportion of rental households paying more than 25% of income in the entire Bay Area.

San Anselmo ranks extremely high in the percentage of elderly poor; in fact, the three census tracts in the planning area of San Anselmo rank 4th, 5th and 11th (the latter includes Sleepy Hollow) compared to the other 50 Marin County Census Tracts. Between 20 and 25% of those persons over 65 years of age living in the San Anselmo planning area are considered poor.*

Although no figures are available for the number of low-income handicapped persons residing in San Anselmo, it can be assumed that a large proportion of these individuals must reside in San Anselmo due to the lower housing costs.

To date the Town has not been actively involved in meeting the needs of lower-income persons residing here. HUD has estimated that a total of 7,751 households in Marin County are both inadequately housed and earning below 80% of the 1970 median income. Of this number it is estimated that 15% of the elderly portion (305 house-

* Source: 1970 Census

holds) reside in San Anselmo. It has also been estimated that at least 363 non-elderly lower income households in the category reside in San Anselmo as well. This would indicate a need to assist a minimum of 668 lower income households.*

Priorities for Housing Assistance

The Town Council of San Anselmo has repeatedly voiced its concern over the difficulties in retaining low cost, adequate housing in San Anselmo. As the current home of many of Marin's lower income households, the Town has an obligation to assist those householders whenever feasible. Greatest priority is to be given to meeting the housing needs of low income families and the elderly. Assistance could possibly be achieved by either (1) the construction of rental housing units specifically integrated into the community as a whole as well as designed to meet the needs of the elderly, or (2) the authorization of a tax deferment plan for senior citizens.

Another priority is meeting the housing needs of low-income families with children who do not have the housing choices of low-income young adults.

TABLE IV

HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS*

(includes double counting of some individuals)

1. 428 elderly one person households with incomes below \$5,000 per year
+235 husband/wife families, head over 65 years
+ income below \$7,000

663 total lower income elderly households in need of assistance

2. 900 physically handicapped persons reside in San Anselmo according to the State Department of Rehabilitation (it is not known how many are low income persons).
3. 872 households with income less than \$10,000 paying more than 25% of gross income for rent (over 50% of all rental households in San Anselmo)

*Source: City of San Anselmo Housing Assistance Plan: 1975

TABLE V
SAN ANSELMO PLANNING AREA
SURVEY OF HOUSING CONDITIONS

A. <u>Occupancy Status and Condition of Housing Units</u>	<u>Numbers of Year-Round Housing Units</u>		
	<u>Total</u>	<u>Owner</u>	<u>Rental</u>
1. a. Occupied Units: Total	5,291	3,673	1,618
b. Substandard	382	171	211
c. All other	4,909	3,502	1,407
2. a. Vacant Units: Total	121	84	37
3. Total Occupied & Vacant Units	5,412	3,757	1,655
B. <u>Suitable for Rehabilitation</u>	306	137	169

Assumed 80% of substandard units available for rehabilitation.

C. Data Sources and Methods
1970 Census

1970 Census Tracts 1150*, 1160, 1170 - 1970 Census data - 4th count.

1a) Census tabs 35 + 36	<u>Total</u>	<u>Owner</u>	<u>Renter</u>
1b) 1) Units lacking some or all plumbing (occ. only)	56	9	47
2) Units lacking some or all heating (occ. only)	152	89	63
3) Units w/more than 1.01 persons per room (occ. only)	170	69	101
4) Owned units built before 1939 and valued below \$10,000 (owner occ. only)	<u>4</u> 382 (1b)	<u>4</u> 171	<u>n.a.</u> 211

*Census Tract 1150 includes the unincorporated area of Sleepy Hollow.

III. Meeting the Housing Goals

The Town's Housing Assistance Plan proposes the following possibilities:

(1) The creation of a revolving low interest loan fund for the restoration of housing units. Due to the limitation of funds, these loans would probably be restricted to those structures where hazardous conditions must be remedied. It is suggested that such a fund be administered by the County for all Marin County. Money for such a fund would come directly from the total County allocation of Title I Funds, Housing & Community Development Act of 1974. (2) Loans be provided for the creation of new second units or the "bringing up to code" of existing second units. These second units should have rent or income limitations to insure that they be available to low-income households. (3) A code enforcement program designed to educate homeowners regarding the requirements of the current housing code in order to promote the upgrading of currently substandard housing. (4) Very few new sites are available in the San Anselmo planning area which would be suitable for new low-income housing. Sites which do have some potential for small groups of housing units are located at Isabel Cook School (if it becomes available for housing purposes), near the Town corporation yard at the end of San Francisco Boulevard, in a small valley near the end of Rancho Drive, and possibly some sites in Sleepy Hollow.

Other recommendations for meeting the housing goals are as follows:

- A. Require a percentage of the units in housing projects over five units (or in multiple small projects by the same developer) to be set aside for low and moderate income housing. It would be desirable in implementing this to have an equal contribution from all new units, particularly since the potential for large developments in the San Anselmo Planning Area is small and even more unlikely should growth controls be instituted.
- B. Down-zoning in the residential areas near the downtown center should be explored in the implementing phase as a means of preserving the existing low and moderate income housing supply.
- C. Where downzoning is not possible the Town should employ the provision of the State Revenue and Taxation Code that permits an agreement between the Town and the property owner restricting the use of the property. Such restrictions requires the Assessor to assess at the value of the existing use rather than the potential market value. This device could be used to deter speculative taxation on low and moderate income housing on a year-to-year basis. The problem is that the agreement must be initiated by the property owner.
- D. Establish a residential development review policy which encourages the provision of adequate numbers of low and moderate income housing units to aid in retaining the economic and social mix of the population.
- E. Consider permitting a limited number of second units, provided each such unit meets criteria spelled out in the following section.

IV. Criteria for Residential Second Units

- A. Residential second units have long been a part of San Anselmo's housing stock. Many served as the original dwellings of early Marinites who later built larger homes. Some served as summer cottages, and some were built to ease the critical housing shortage during World War II. Still others were built to house family members or servants. Many residential second units came into being without benefit of building permits or acceptance by Town officials. Uncontrolled development of second units would conflict with the density and environmental quality goals of this plan. Since overdevelopment would downgrade the esthetic quality of the Town, strong and reasonable policy criteria must be established. These criteria, subject to carefully prepared implementation and wise administration would permit a limited number of second units as a means of preserving a stable heterogeneous community with a balanced social and economic mix. Preserving San Anselmo's social balance through second units seems less damaging to the community than other methods such as the building of apartment houses or housing projects.
- B. Therefore, subject to development, testing and review of imple-

menting procedures, residential second unit criteria shall include, but not be limited to, the following, and those residential second units which do not or cannot meet such criteria shall be abated. All existing legal second units will be identified and granted a permit for registration purposes only. Existing illegal and new second units shall not be granted a use permit unless all the criteria set forth below are met:

1. Density

By ordinance, the maximum number of residential second units shall be determined which are permissible in any given neighborhood or area. No additional second units shall be permitted beyond the determined holding capacity of each given area or neighborhood. In setting neighborhood ceilings, factors such as (but not limited to) neighborhood appearance, noise, traffic, parking, load on public facilities, street width, lot size and configuration shall be considered. It is recognized some areas will be found inappropriate for any second units. Second units shall be counted in the count of total units per acre specified as maximum in the land use chapter of this plan.

2. Low Rent Guarantee to Lower Income Persons

A critical shortage of low income housing exists in the Town of San Anselmo excluding low income persons and therefore it is necessary to impose reasonable rent guarantees to lower income persons so long as this shortage of low income housing continues. Accordingly, to qualify for a residential second unit authorized by ordinance, the owner must contract with the Town to provide housing at rental rates within a scale established by the Town Council and to rent only to persons whose incomes meet a low-income definition established by the Town Council. The owner shall, from time to time, provide proof of the actual rent paid and of the tenant's low income level.

3. Owner on Premises

The owner of the property, or a member of his family of the first degree of consanguinity, must maintain his principal residence in one of the units. An exception will be permitted in the case of an owner age 62 or older who has resided on the premises for five years or more.

4. Lot Characteristics

Depending in part on whether a residential second unit has been created by division of a large house, or by addition to an existing house, the size and configuration of the lot must be such that the second unit does not encroach into required setbacks, result in excess land coverage, or force parking in required setbacks.

5. Building Standards

All existing legal non-conforming second units must meet current housing code standards. All residential second units authorized by ordinance shall meet current housing, building and fire codes. A separate building entrance must be provided in every residential second unit authorized by ordinance pursuant to this section. Each owner of any residential second unit authorized by ordinance pursuant to this section shall allow inspection of the premises by the Town Building Inspector, on reasonable notice, to insure compliance with current housing, building and fire codes.

6. Permit Mechanism

A use permit procedure shall be established by ordinance under which a time limited use permit may be granted by the Planning Commission if all criteria set forth in said ordinance are met. No use permit shall be issued or renewed without certification by the Planning Director that all criteria set forth in said ordinance have been met, and the owner has executed the contractual agreement provided for in paragraph 2 above.

OPEN SPACE AND CONSERVATION ELEMENTS - Chapter III

OPEN SPACE

I. Goals

- A. Protect the Town's individual identity and quality of life by preserving open space as a separation between San Anselmo and adjacent communities.
- B. Limit development and density increase as a basis for good land use planning.
- C. Identify, protect and enhance existing ecological systems, wild-life habitats, flora, natural features and historical sites.
- D. Provide recreational areas for the residents.
- E. Protect against earthquakes, erosion, flooding or geologic hazards - and unwise land use which would compound their destructiveness.
- F. Establish and/or preserve a system of trails providing residents with non-intrusive access from residential areas to parks and public open space.
- G. Provide private open space by permitting cluster development where appropriate to the terrain or other land use goals.
- H. Encourage retention of institutionally owned open space.

II. Discussion

The San Anselmo Citizens Committee for the General Plan adopted an open space classification system in 1973 which lists the major public benefits which open space promotes. Although all classifications are not equally applicable to the San Anselmo planning area, they serve to indicate the broad range of reasons for preserving the open space that still remains.

III. Semantics. The following definitions are offered in order to make a clear distinction between parks and open space (public and private).

Parks: Parks are public lands developed or planned for development which may include public facilities for active and/or passive recreation for residents and groups engaging in programmed recreation activities.

Public Open Space: Land owned by a governmental agency which has public access for nature study, hiking, etc. Such lands are to be left in their natural state, with no improvements more extensive than trails and fire breaks.

Private Open Space: Lands which remain in private or institutional (tax exempt) ownership and upon which the public may or may not have the privilege of entering. Such lands are open space by virtue of restrictions on the owner's right to develop, which may occur through:

1. Zoning based on public safety considerations (e.g. geologic hazard, flooding, etc.).
2. A relinquishment of development rights in one location for additional development rights in another location.
3. Agreements by private owners to retain their land in agricultural use or as scenic open space for tax considerations.
4. The reservation of lands for open space as a condition of approval of a subdivision or planned unit development or by other legal devices.

IV. Public Open Space: Implementation

The Open Space to be acquired by public funds is shown as a few distinct parcels indicated on the attached Open Space and Conservation Map. Another parcel, now privately held in the Town of Ross, is depicted as part of the planning area public open space system because it covers the crest of Bald Hill; a hill which provides San Anselmo with its principal natural scenic feature and also provides the most feasible juncture between the San Anselmo trail system and the existing trail system in the 18,000 acre Marin Municipal Water District lands.

The Bald Hill parcel is so important to San Anselmo that the Town should attempt to enlist the support of the other cities of the County, the Water District and the County Open Space District so as to preserve this invaluable open space as a Ross Valley scenic resource.

As funds become available for public acquisition it is recommended that the areas selected by the Citizens Open Space Element Subcommittee be acquired. The Town should seriously explore establishing a special fund for this purpose.

V. Trails

The basic function of the trail system is to integrate and provide access to the public and private open space and public parks system. These trails are meant to be used by resident hikers.

Off-road vehicles should be prohibited from all trails and open space areas.

Town streets are employed for pedestrian access to open spaces and their future design and improvements should take this into account. This approach will reduce the need for parking near open space trailheads.

Parking of automobiles should be encouraged at commercial, school, and other public parking areas usually not in use during peak recreation periods.

To facilitate this system it is recommended that the street/trail right-of-way be adequately marked and maintained by the Town and enhanced wherever possible with small spaces for hikers and bikers to rest. These are not meant to be mini-parks but simply places to pause on the way to and from the open spaces.

In Sleepy Hollow most of the trail system should be made passable for horses. It has been noted that the fire trails which are also used as bridle trails have been graded without proper precaution being taken against slides and erosion.

Trail improvements should fit into the landscape in such a way that minimum negative environmental impact occurs.

VI. Bikeways

There are two system of bicycle paths depicted on the plan. The first is recreational and, like the trail system, provides access to open space or simply pleasant places in which to ride for health and recreation.

The second system is a component of the circulation system and should be considered a supplement if not a substitute for the automobile and should be linked to the county-wide system.

One proposed bikeway in particular would provide a welcome substitute for the auto congestion at the Hub. This is the bikeway linking the Red Hill shopping center with Fifth Avenue in San Rafael via an established private right-of-way through Sunny Hills and the Tamalpais Cemetery.

The purpose of indicating bikeways on a plan is to alert public agencies involved with street improvements that safe provisions for bicycles must be given future priority. For example, the Town

portion of Butterfield Road needs improvement to provide safety for bike riders due to the heavy traffic and narrow width.

VII. Private Open Space:

A) Geologic Hazard & Public Safety Areas. The Town staff has mapped those areas of the San Anselmo planning area which have been found to have unstable slopes (Zones 3 and 4 as interpreted by the California Division of Mines and Geology survey). In addition, slopes having a gradient of 30% or more have been included.

Slopes having a Zone 4 classification are the least stable category. This zone includes most landslide deposits in their up-slope position whether presently active or not and slopes that show substantial evidence of down-slope creep of the surface material. These are naturally unstable slopes that can potentially fail without help from man.

Zone 3 is the next to least stable and includes areas underlain by weak material such as melange matrix, and/or colluvium where the slopes are so steep as to approach the stability limits of these materials.

In melange terrain shown within Zone 3 it is probable that more detailed geologic mapping will show masses of resistant rock embedded in the matrix. Such parts of Zone 3 could be considered reasonable as building sites.

The remainder of the areas depicted as Geologic Hazard and Public Safety Areas have stable slopes with a gradient over 30%. Slope steepness is closely correlated with erosion hazards. Unrestricted development on such slopes can produce a great deal of negative environmental impact.

It is proposed to classify these areas as "Health and Safety Open Space" with an average density of 1 unit per 10 acres. Units proposed for construction in this area should undergo geologic investigation and soils engineering testing for stability and should meet other public safety and design criteria.

B) Institutional. Open space provided as a secondary effect due to the needs of a school, seminary, or other institution. Use of this space may be restricted to the institutional members or may be open to the public.

C) Recreational or Visual. Open space provided by a developer or subdivider for the benefit and enjoyment of residents in a particular development which is not necessarily open for access and use by the public. These areas are not designated on the Open Space Map.



CONSERVATION

I. Goals

- A. Minimize environmental harm and the disruption of natural features, particularly in hillside and unstable soil areas.
- B. Protect creeks from pollution and against any unnecessary disturbance of the natural contours and vegetation of the banks.
- C. Establish policies and practical guidelines for the prevention of erosion, the stabilization of soils, and the protection of watershed necessary to minimize excessive water runoff.
- D. Preserve and protect significant habitats for fish, wildlife and flora.
- E. Preserve ridgetops and other locally important natural or man-made historic areas or features.
- F. Preserve historic or architecturally important buildings.
- G. Protect the scenic value of San Anselmo by reasonably regulating signs, billboards, unsightly uses and the placement of utilities.

II. Conservation and Environmental Policy Guidelines

This plan recommends that the following policies apply throughout the planning area. Specific standards will be developed for applying these principles where they do not already exist.

- A. Air, water and noise pollution shall be prevented or minimized.
- B. Radioactive, chemical and biological health hazards shall not be created, and existing levels shall be reduced.
- C. Activities causing damage to hydrological and biological processes shall be discouraged.
- D. Streams shall be maintained in or restored to their natural state. A flood channel maintaining the natural settings on San Anselmo Creek and Sleepy Hollow Creek shall be of adequate width and properly maintained to allow passage of flood waters and preservation of riparian vegetation and habitat. Removal of vegetation on the hillsides should be closely controlled in order to minimize erosion, siltation of watercourses, and runoff.
- E. Unique geological, ecological and historic sites shall be protected:

1. Significant natural features shall be included for preservation in their natural state and in an appropriate setting in any design or plan.
 2. It is hereby declared to be the intent of the Town to preserve all buildings of architectural or historical merit, as may be designated by the Council from time to time, and to that end the Town shall withhold any razing permit for a period of one (1) year allowing time for the people of San Anselmo to consider whether they wish to assist in the maintenance or acquisition of such properties.
- F. A diversity and abundance of wildlife and waterlife shall be maintained or encouraged where it does not now exist. Vegetation and animal habitats shall be preserved wherever possible.
 - G. Construction shall be located and designed to avoid or minimize the hazards from earthquake, erosion, landslides, floods, fire and accidents.
 - H. Adequate parks and recreation facilities and open space shall be provided.
 - I. Structures, parks and other areas modified by man, where people spend most of their time, shall be healthful, safe, quiet, and of good design, both functionally and aesthetically.
 - J. Projects shall not overburden the water supply, fire protection, waste disposal, schools, traffic and circulation or other services and facilities, or adversely affect the financial or social environment of the community.
 - K. Water supply, flood control, waste water and solid waste disposal, soil conservation and open space preservation shall be coordinated to create the greatest public benefit and the least degree of environmental damage.
 - L. Visual qualities and view potential of both natural and manmade settings shall be an equal consideration with other factors in any project review. Tree cutting and other activity detrimental to trees that enhance the character of the town or neighborhood shall be avoided wherever possible.
 - M. The Town and County shall take measures to reduce existing and future inefficient or unnecessary energy or natural resources consumption.* Recyclable and biodegradable materials shall be utilized and used materials shall be recycled or reused whenever possible.

*The State Secretary for Resources has recently required that Environmental Impact Reports contain mitigation measures to reduce inefficient and unnecessary consumption of energy.

- N. A residential and commercial review policy consistent with the goals of the San Anselmo General Plan and Marin County-wide plan should be developed to control rapid or disruptive population and economic growth.
- O. The Town and County intend to cooperate in preserving contiguous open space areas within the San Anselmo planning area and each agency should refer any proposed rezoning, development or subdivision in its area to the other for appropriate hearings and recommendations.
- P. It is the intent of the Town Council and Board of Supervisors to provide for only such urbanization as is necessary to achieve community goals and carry out the adopted San Anselmo General Plan by specifically adopting the accompanying map entitled "San Anselmo Conservation and Open Space Plan" as a specific plan and element of the General Plan for the planning area and to commence hearings immediately, leading to the rezoning and prezoning of open space as indicated by the map.

III. Other Environmental and Public Safety Concerns

- A. Fire Hazard: In areas which lack sufficient water pressure, and/or access for fire fighting equipment, or areas which have a concentration of inflammable materials the development review process should require proper remedial measures as a condition of approval.
- B. Smog: The Air Pollution Control District has estimated that if further increases in pollutant emissions were to continue at the rate which occurred during the 50's and 60's there is a strong likelihood that air quality standards in the Ross Valley would be violated a significant number of times per year. For this reason, in addition to those specified in the Circulation Element, it is recommended that further increases in auto travel in the Ross Valley be avoided.
- C. Rift Zones and Earthquake Faults: The geological information now available does not indicate the presence of active faults or rift zones in the planning area. However, when the text of the State Division of Mines survey of the San Anselmo area is completed, it will deal with earthshaking and other seismic hazards disclosed by the field investigations. This information, plus the regulatory measures to insure public safety, should be incorporated into a more detailed seismic safety element. It is highly probable that most of the areas with seismic hazards are closely correlated with the areas of geologic hazard and steep slopes already designated as open space.
- D. Emergency and Evacuation Routes: In addition to Red Hill Ave.

and Sir Francis Drake Blvd., special access for emergency vehicles is recommended via Fawn Drive in Sleepy Hollow to Ridgewood Drive in San Rafael and Esmeyer Drive in Terra Linda, and via Sunnyhills Drive to 5th Avenue in San Rafael (as depicted in the San Rafael General Plan). Another special "emergency vehicles only" route should be maintained open to connect Oak Springs Drive in San Anselmo and Willow Avenue in Fairfax.

IV. Implementation

Outlined below are the means of implementing the recommendations of this element. Achievement of the land use goals involves the use of government regulation, principally zoning and land use management methods to achieve the objectives desired from open space and conservation programs. Acquisition techniques mainly involve use of government fiscal resources including trade-offs for tax reductions.

A. Regulation

1. Health and Safety zoning including:
 - a. Geologic risk zones (fault and landslide);
 - b. Flooding risk zones (flood plain, stream buffer); and
 - c. Fire risk zones (grass, dry brush, dead-end canyons, and inadequate water supply).
2. Noise and flight path safety zones (airport, freeway).
3. Special recreation-visitor zoning (golf courses, hunting preserves, special event areas, etc.)
4. Agricultural and rural zones.
5. Designation of historic preservation sites and structures (including archeological sites and structures of unusual architectural design).
6. Riparian and wildlife resource conservation reserves.
7. View protection zones.
8. Density transfer zones and planned unit (cluster) zones.
9. Scenic travel corridor and parkway zones.
10. Development of contractual land use agreements given in return for assessment freezes.
11. Review of proposed residential and commercial development.

B. Management

The following methods of achieving the goals of this element may be attained by management techniques as opposed to regulation.

1. County-wide management board to administer management programs for public and private open space.
2. Agricultural/rural management plan.
3. Multi-use management plan (recreation, marsh, wildlife, flood control, water, sewer, fire, school, etc.)

C. Acquisition

Where public uses, not established by prescriptive rights*, require acquisition of part or all of the development rights in the land the following techniques may be used:

1. Outright purchase.
2. Purchase in advance (landbank) with leaseback.
3. Use of lands excess to the needs of road, school, flood district, etc.
4. Purchase option to buy in future (first right of refusal).
5. Purchase right of entry plus floating trail easement.
6. Partial purchase (development rights) for specific limited use easement.
7. Require open space dedication as a condition of development approval.
8. Trade or transfer of land ownership with other public/private bodies.
9. Long term lease.
10. Voluntary land donations.
11. Gift by will or immediate transfer reserving a life estate for the donor.
12. Tax sales.

*Rights legally established where public access has occurred for the requisite number of years.

13. Purchase by private or semi-public, non-profit land trust.
14. Voluntary agreements to permit scenic, recreational uses.
15. Tax reduction contracts, agreements and write-offs.

CIRCULATION ELEMENT - Chapter IV

I. Goals

- A. Find alternate means of transportation in lieu of the automobile in the following ways:
 - 1. Make public transportation so desirable that people will use it.
 - 2. Provide pedestrian paths and bicycle paths people can use in their everyday business.
 - 3. Find realistic ways to actively discourage the use of the automobile.
- B. Find ways to relieve congestion caused by parking on the Town's streets.
- C. Discourage expressway-type routes through San Anselmo. Find ways to provide alternatives if possible.
- D. Develop ways of providing adequate parking in the Town's commercial areas.

Discussion: Controlling our circulation wisely is perhaps one of the best means we have of maintaining the essence of San Anselmo's character. While some change is inevitable and often desirable, it must be effected carefully and wisely. Through travel demand to points beyond San Anselmo should be controlled rather than satisfied. This control must have as first priority the preservation of San Anselmo's character and amenities.

In the light of these goals, the Circulation Element of the General Plan does not accept street expansion for auto traffic as a desirable solution for traffic problems.

II. Implementation

- A. Improvements of circulation in San Anselmo should be based upon a managed growth plan.
- B. The Hub has reached saturation for the peak hour auto flows. Since the Town does not plan to accommodate higher demand by means of more road capacity through the Hub, alternate transportation solutions to alleviate congestion will have to be found. (For instance: car pooling, dial-a-bus, bikeways, etc.)
- C. Traffic control systems should be further improved to protect neighborhoods from excessive traffic and speeding.
- D. Weekend recreation traffic to West Marin and the Point Reyes Seashore should be accommodated by transit such as the Golden Gate Transit's currently scheduled "Recreation Bus". The Town should encourage the expansion of this type of system.
- E. Bikeways: A network of bicycle paths supporting mobility by bicycle

from residential areas to schools, shopping, and recreation is depicted in the Plan. In addition to facilitating intra and inter town transportation, bicycle paths should provide major access to open spaces. Bike storage racks and sheds should be planned for important trailheads and at other points of congregation (e.g. community centers, etc.)

- F. Urban pedestrian walkways in the form of stairways or paved lanes connecting hillside residential areas with thoroughfares on the flatlands have proved to be of great benefit in other cities or towns with hillside housing. This would facilitate pedestrian access to transit, local shopping and recreation and further reduce auto dependence.
- G. A program should be developed for the improvement of the appearance of the Town's streets.
- H. Adequate off-street public parking should be established adjacent to key bus stops.

TOWN PARKS, RECREATION AND PUBLIC FACILITIES ELEMENT - CHAPTER V

The Town does not need to anticipate a significant increase in public park, recreation and facility needs under the growth projections of this plan. However, there are a number of deficiencies in each area which should be remedied by a public acquisition program.

I. A. Parks and Recreation Goals

"Provide Recreational Areas for the Residents."

Discussion: The National Recreation Association minimum standard of four (4) acres of usable recreation space for each 1,000 residents would require about 56 acres (14 x 4) of playgrounds or parks* in the Town. If Sorich Ranch Park is relegated to its proper classification as public open space, (see definitions in chapter on open space) then the Town has only about 16 acres of parks. This deficiency will be hard to overcome in a community with most of its flatland already developed. However, this lack of opportunity is partially offset by opportunities for outdoor recreation in the open spaces surrounding the Town, provided access to them is expanded and maintained in conformity with the plan.

B. Recommendations

1. Isabel Cook School multi-purpose building should be refurbished and used as a community center in order to provide a meeting place for many of the local groups who do not have an adequate facility at present.
2. Park and Recreation offices should be located in the Isabel Cook School or moved into quarters vacated by other civic functions, depending on the Town Hall site alternatives finally chosen. Memorial Park would still require an office, but Isabel Cook School's multi-purpose building would provide more space.
3. The community's needs for a swimming pool, tennis courts, and adjacent play fields could be met at Sorich Ranch provided these facilities could be made compatible with the open space amenities of the rest of the area. Other possibilities which should be explored in providing for these needs are the possible acquisition of the entire Isabel Cook School site or acquisition of the Fairfax Town and Country Club by the County with maintenance and management jointly provided by the Towns of Fairfax and San Anselmo.
4. Neighborhood mini-parks and playgrounds should be acquired for the Hawthorn Hills, Sequoia Park and Hilldale areas of the Town.

*Parks are defined for the purpose of this plan as "public lands developed or planned for development, which will contain public facilities for active and passive recreation for residents and groups engaging in programmed recreation activities".

5. Public art of a durable kind should be an addition to the Town park system.
6. The Log Cabin site adjacent to Memorial Park should be incorporated into the park, when surplus to the needs of the present owner.
7. Resting spaces along trails and street approaches to trails and bikeways should be part of the recreational facilities provided in support of public non-auto use of open spaces. This would be even further facilitated by trailhead and bikeway terminal amenities.

II. Public Facilities

- A. Town administration, public works, and public safety functions are presently conducted in inadequate or rented space. Recommendations* for alleviating this condition are:
 1. Relocate the present Fire Department headquarters and Firehouse No. 1 to the corner of San Rafael Avenue and San Anselmo Avenue. Firehouse No. 2 on Butterfield will remain at its present location.
 2. The present Town Hall site should be expanded by the acquisition of 15 Magnolia Avenue, plus perhaps the five parcels between City Hall Avenue, Library Place and Tunstead Avenue.
 3. A further acquisition of the business properties between the present Town Hall site, Magnolia and San Anselmo Avenues should be explored for future acquisition to square off the Town's government center, particularly if other public functions are to be accommodated in the Town.
 4. City Hall Avenue adjacent to the Civic Center site should be closed and made a part of the Center.
 5. Library Place should be extended as appropriate to serve the public facilities area.
 6. The present corporation yard and municipal shop should be made visually compatible with the Sorich Ranch Park setting by use of fencing, landscaping, and the demolition of obsolete and visually disturbing buildings. One possibility which should be explored further in capital improvement programming would be to leave the site as a corporation yard only and farm out auto maintenance.

*Based on discussions with the Town's site consultants (Wagstaff & McDonald), Town Administrator, and Public Works Director.

B. Sanitary Service

The present collection system is operating near capacity. Population growth should not exceed the progress made in bringing the sanitary sewer system up to regional standards and expanding its capacity for collection and treatment of wastes.

C. Storm Drainage and Flood Control

The natural appearance and runoff capacity of stream channels should be protected, preserved and enhanced by the development of small improvements (e.g. small earth fill dams for storm water retention) and landscaping rather than a major flood control project such as the concrete channel in lower Corte Madera Creek. The channel lines on both sides of San Anselmo Creek should be protected from encroachment by development.

NOISE ELEMENT - Chapter VI

I. Goals

- A. Reduce noise level throughout the community in general with special efforts aimed at our major circulation arteries.*

II. Implementation

- A. Promulgate information to all residents of the need for and methods of obtaining reduced noise levels.
- B. Adopt, budget for and enforce an effective noise ordinance and other ordinances relating to noise reduction.
- C. The Town shall cooperate in the establishment of a countywide program of noise abatement when it has been developed.
- D. The Town will work actively with the California Highway Patrol to police noise levels on moving vehicles.

*The objective of the Town should be to reduce the noise levels approximately 5 or 6 decibels in the next few years, based on the contours of present noise levels which have been mapped in quantitative, numerical terms by Roger Maineri and the Town Public Works staff.

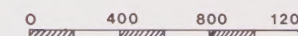
the Town of San Anselmo

Noise Contour Map

LEGEND



The dots on this map represent measurements taken between 10 a.m. and 3:30 p.m. on weekdays in the months of April, May and June, 1975. Each dot represents a measurement of the noise level at a particular location when vehicular traffic is present and passing on the main arterial streets, including Sir Francis Drake Boulevard, Red Hill Avenue, San Anselmo Avenue, and Center Boulevard. The unit of measurement is decibels on the A scale.



SCENIC HIGHWAYS (PARKWAY) ELEMENT - Chapter VII

I. Definition

The Senic Highways through San Anselmo are: Red Hill Avenue, Sir Francis Drake Blvd. from Ross line to the Fairfax Town limits, and Center Boulevard from the Hub to the Fairfax Town limits.

II. Goals

Improve the appearance and aesthetic quality of the planning area's main thoroughfares, especially the entryways to the community.

Discussion: There are no state highways and therefore no possibilities for state designated scenic highways in San Anselmo, nor are any contemplated.

III. Implementation

- A. San Anselmo has three entryways, all of which could be improved by landscaping, improved signing, lighting and other outdoor design features.
- B. Divided highways in the planning area should have their landscaping, lighting and street furniture upgraded in keeping with a common design theme that will visually signal that one has arrived and is moving through a different community.

SLEEPY HOLLOW SUPPLEMENT

INTRODUCTION

This supplement to the San Anselmo General Plan has been prepared so that the specific goals and concerns of the Sleepy Hollow area can be more easily identified, even though it forms a part of the San Anselmo planning area.

In order to avoid wasteful repetition, the General Plan maps and some portions of the San Anselmo General Plan report will be covered in this supplement by reference. The supplement will follow the format and chapter subdivisions of the larger report, while focusing on the specific items of community interests and concerns not covered in the San Anselmo General Plan.

COMMUNITY CHARACTER AND LAND USE - Chapter I

I. Goals

The prevailing sentiment of the Town's residents in opting for a goal of "leave it as it is" is perhaps even more pronounced in Sleepy Hollow. Sleepy Hollow's unique qualities will be afforded maximum protection by the plan's recommendations if they are implemented.

II. Community Character

The community has been described by its planning committee as a "quiet tranquil community of semi-rural, low density, residential and open space located in a crescent-shaped valley". The community is composed of single family homes on parcels ranging in size from upwards of one-third of an acre. It is closely knit, sharing many common interests, particularly with reference to conservation and outdoor recreation. For example, there are approximately 300 horses and ponies in Sleepy Hollow, or almost one for every other household. The Sleepy Hollow Homes Association was formed in 1946, and serves as the area's voice in County affairs, and provides some recreational facilities for members and their organizations.

III. Land Use

A. Goals

1. The existing land use of single family homes surrounded by open hills should be maintained.
2. The characteristics of the present housing situation found to be important to residents should be protected.

B. Recommendations

Prior to Final Approval, plans must be approved by the Department of Public Works for development of undeveloped hillsides where there is a probability of geologic hazard or where the slope exceeds 30%. Approval by the Department of Public Works will be contingent upon certification by a registered civil engineer that the site is suitable for the proposed development or that adequate mitigation measures can be performed.

No other changes are proposed for Sleepy Hollow.

TABLE I

1970 Per Capita Incomes of
Selected Marin County Communities
(Source: U.S. Census 1970)

<u>Community</u>	<u>Annual Per Capita Income</u>
Kent Woodlands	\$5,713
Sleepy Hollow	5,264
San Anselmo	4,500
Fairfax	4,200

Sleepy Hollow had 644 dwelling units at the end of 1970 and has been increasing steadily since then to an estimated 704 units for a four year increase of 7%.

TABLE II

Residential Growth in Sleepy Hollow
(Source: Marin County Planning Department)

Total units as of 12/31/70	644
Units constructed in 1971	4
Units constructed in 1972	18
Units constructed in 1973	19
Units constructed in 1974	19
Units constructed in 1975	<u>14</u>
Total units as of 1/1/76	<u>718</u>

HOUSING ELEMENT - Chapter II

I. Goals

"Discourage rapid or disruptive population growth, but encourage social and economic diversity within communities and in the county as a whole."

II. Recommendations

In conformity with the Countywide Plan, Sleepy Hollow adopts a policy of a slower growth rate and positive action to meet the needs of all social and economic segments of Marin's population.

The residents of Sleepy Hollow wish to retain low density single family housing as the predominant land use, in conformity with Sleepy Hollow Zoning Ordinance No. 784 and its Slope Policy Amendment, Resolution No. 70-102.

OPEN SPACE AND CONSERVATION ELEMENT - Chapter III

I. Goals

- A. Refer to the "San Anselmo General Plan", page 20, "Open Space Goals", Items B, C, D, and E.
- B. Greenbelt separations between Sleepy Hollow and Fairfax, San Anselmo, San Rafael, Terra Linda and Lucas Valley should be preserved with a view to retaining the Sleepy Hollow identity in a natural setting.
- C. Recreation should be related to beautification.

II. Recommendations

A. Open Space

1. Continued acquisition of open space in the San Rafael-Sleepy Hollow Divide, particularly where it will secure the community separator along the Sleepy Hollow-Terra Linda Ridge, should be emphasized by the County Regional Parks and Open Space District.
2. Continued preservation of the open space in private ownership should be encouraged, particularly at the San Domenico School holdings at the upper end of Butterfield Road and the Chambers-Cox holdings in the western part of Van Winkle Drive.

B. Conservation

The naturalness of all creeks in the Hollow should be maintained, as much as possible, consistent with good drainage practices. In this regard, critical portions of the creeks are situated behind the baseball diamond at Hidden Valley School, in the Raven Road area, along the easement through the Catskill-Katrina Roads area, and in various locations along Butterfield Road.

C. Trails and Bikeways

1. The usage of fire roads as horse trails should be continued and enlarged. Where necessary, easements should be secured. The present bridle paths along Butterfield Road and Van Winkle Drive should be maintained and replaced wherever displaced by bicycle paths.
2. Butterfield Road and Van Winkle Drive bike paths should be improved and extended. These roads can best be improved by a modest program of repaving the roadside and removing cycling hazards. Connections with all area schools are of primary importance. By improving these routes, cycling would be encouraged to area schools and to connecting bike paths in San Anselmo, Fairfax, Terra Linda, and other neighboring communities.

3. Specific attention should be given to the needs of hikers and pedestrians in modifying and expanding the path and trail system of the Hollow.

D. Recreation

1. Should existing school sites become available, the community should consider acquisition for park and recreation uses along with other uses consistent with the San Anselmo General Plan.
2. Areas which should be included in a program of beautification are:
 - a. The separation between Upper and Lower Martling Drives;
 - b. Monkey Park at Hidden Valley Lane;
 - c. The Alene Toneff Memorial Park;
 - d. Entrance to Sleepy Hollow

Short Range Action Program: The County Regional Parks and Open Space District may take responsibility for acquisition of lands of countywide significance. The financing of open space for local benefit could be made possible by forming a local parks and recreation district, a county service area, or a community service district.

CIRCULATION ELEMENT - Chapter IV

I. Goals

Within Sleepy Hollow, minor improvements to the circulation system are all that should be contemplated in the interest of the community.

II. Recommendations

- A. The County Transit District should study the need for extended intra-county service from Sleepy Hollow on Saturdays and weekdays.
- B. In the event that Sleepy Hollow schools should be closed, an alternate route to San Anselmo schools other than Sir Francis Drake Boulevard should be planned.
- C. Legend Road and Fawn Drive should be improved to provide more safety for bike riders and children walking along the streets.
- D. It is desirable to improve traffic circulation on Sir Francis Drake Boulevard during afternoon commute hours.

Short Range Action Program: The County Public Works Department should give unsafe streets in Sleepy Hollow definite priority for improvements.

PUBLIC FACILITIES AND SERVICES - Chapter V

I. Goals

- A. Implementation of the General Plan should require adequate provision for policing, especially on main streets, fire roads, and in open space areas.
- B. A second goal is to provide recreational areas for the residents.

II. Recommendations

- A. Use of motor vehicles in the hills should be deterred by the County.
- B. Undergrounding of future public utilities is desirable throughout Sleepy Hollow.

Short Range Action Program:

- 1. The Homes Association should establish priorities for undergrounding and determine sources of funding for this program with the County.
- 2. The area should cooperate with the County on intensive policing against use of motor vehicles on fire roads.

ENVIRONMENTAL IMPACT REPORT FOR THE
SAN ANSELMO GENERAL PLAN

The State General Plan Guidelines state that "the environmental impact evaluation can and should be an ongoing process in the preparation of the general plan so that in effect the general plan report becomes its own environmental impact analysis....."

The seven points of impact assessment are as follows:

- A. The environmental impact of the proposed action.
- B. Any adverse environmental effects which cannot be avoided if the proposal is implemented.
- C. Mitigation measures proposed to minimize the impact.
- D. Alternatives to the proposed plan.
- E. The relationship between local short term uses of man's environment and the maintenance and enhancement of long term productivity.
- F. Any irreversible environmental changes which would be involved in the proposed action should it be implemented.
- G. The growth inducing impact of the proposed action.

Because each of these points, where applicable, has been addressed in the process of the preparation of the general plan and is discussed in the general plan report, the general plan report contains its own impact statement and no further documentation of a general plan impact statement is required.

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